

**TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR
CITY OF FORT WORTH, TEXAS
(Southside TIF)
BOARD OF DIRECTORS MEETING**

March 7, 2018

2:00pm

**City Council Conference Room, City Hall, Room 290
200 Texas Street, Fort Worth, TX 76102**

Board Members

Ms. Ann Zadeh, Chair

Ms. Kelly Allen Gray

Ms. Linda Christie

Mr. Scott Rule

Mr. Roy C. Brooks

Mr. Early Davis

Mr. Steve Townsend

Ms. Kristen Camareno

Mr. Mark McClendon

Administrator – Paul Paine, Fort Worth South, Inc.

Staff Liaison – Mr. Jesus “Jay” Chapa, Assistant City Manager

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of December 6, 2017 Meeting Minutes
- B. Discussion and Consideration of a Resolution to Approve an Amendment to TIF Development Agreement with 1455 Magnolia, LLC to Extend the Completion Deadline to December 31, 2018 for Public Improvements Associated with the new construction of two buildings for commercial, retail, restaurant, and residential uses Located at 1455 West Magnolia Avenue, McAnulty & NYE Subdivision, Block: C Lot: 1, 2, 3, 4, 29, 30, 31, & 32 (Paul Paine, TIF Administrator)
- C. Discussion and Consideration of a Resolution to Approve a TIF Development Agreement with Near Southside, Inc. for a Magnolia Village Parking and Circulation Study (Paul Paine, TIF Administrator)
- D. Discussion and Consideration of Consent to Collateral Assignment of the TIF Development Agreement for the East Broadway Apartments Project by StoneHawk Capital Partners, LLC to Southside Bank.
- E. Discussion and Consideration of a Resolution to Approve an Amendment to TIF Development Agreement with StoneHawk Capital Partners, LLC to Revise the Parks Dedication and Adopt-A-Park Deadline to September 30, 2018 associated with the E. Broadway Apartments Complex development located between East Broadway Avenue and East Annie Street, Crawford Street and South Jones Street, Foremost Dairies Inc. Plant Site, Block 1, Daggett 2nd Addition Block 58, Lots 1-9 and Partially Closed Street; and Tucker Addition-Ft Worth Block 44, Lots 4 & 5 and Partially Closed Street (Paul Paine, TIF Administrator)
- F. Discussion and Consideration of a Resolution to Approve an Amendment to TIF Development Agreement with the Fort Worth South, Inc. to Increase Funding by \$300,000 (for a Total Amount of \$1,800,000) for South Main Village Public Parks Final Design/Engineering/Construction, within Foremost Dairies Inc. Plant Site, Block 1, Daggett 2nd Addition Block 58, Lots 1-9 and Partially

Closed Street; and Tucker Addition-Ft Worth Block 44, Lots 4 & 5 and Partially Closed Street (Paul Paine, TIF Administrator)

- G. Discussion and Consideration of a Resolution to Approve an Amendment to TIF Development Agreement with Fort Worth South, Inc. to Extend the Completion Deadline to June 30, 2019 and to Increase Funding by \$150,000 (for a Total Amount of \$300,000) for final design and construction of accessibility improvements associated with sidewalks and right-of-way along the south side of West Vickery Boulevard between College Avenue and Lipscomb Street (Paul Paine, TIF Administrator)

III. BRIEFINGS – None

IV. EXECUTIVE SESSION

The Tax Increment Reinvestment Zone Number Four Board of Directors will conduct a closed meeting to:

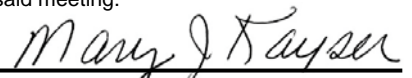
- A. Seek the advice of its attorneys concerning legal issues related to any current agenda items that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code; and
- B. Discuss the purchase, sale, lease, or value of real property, as authorized by Section 551.072 of the Texas Government Code, deliberation of which in an open meeting would have a detrimental effect on the position of the Board of Directors in negotiations with a third party; and
- C. Discuss or deliberate negotiations relating to any economic development negotiations, as authorized by Section 551.087 of the Texas Government Code.

V. CITIZEN PRESENTATIONS (3-minute limit per presentation)

VI. FUTURE AGENDA ITEMS

VII. ADJOURN

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, March 02, 2018 at 5:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



City Secretary for the City of Fort Worth, Texas

ASSISTANCE AT THE PUBLIC MEETING

The Fort Worth City Hall and City Council Conference Room are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations at least two working days prior to the meeting so that appropriate arrangements can be made.